

Question #1:

(Draft)RFP, Page B-1, Base Period chart, CLIN 02 indicates that the FPPS Base Period is for 3 years, and Page B-4, Paragraph B.6 states, "The period of performance for issuing contract task orders under this contract is for three years..." However, on Page F-2, Paragraph F.2, (b), Base Period states that, "The period of performance of this contract will be for two years and 10 months from the end of the phase-in period."

Question: 1) Please clarify the length of the Base Period...2 years and 10 months or 3 years?

Question: 2) Is the two month phase-in period considered to be part of the Base Period?

Answer #1:

The length of the Base Period is three years. The two-month phase-in period is part of the Base Period.

Question #2:

(Draft)RFP, Page H-4, Paragraph H.4 Key Personnel and Facilities.

Question: 1) Please clarify if the Government intends to designate who or what personnel positions are key personnel and essential to the work being performed, or does the Government want the contractor to determine who they consider key personnel?

Question: 2) Please clarify if the Government intends to designate which facilities are key facilities and essential to the contract.

Answer #2:

The NSF 1852.235-71 Key Personnel and Facilities clause is included "in contracts where source selection has been substantially predicated upon the possession of a given offeror of special capabilities as represented by key personnel or facilities." The Government has determined that the offeror's choice of key personnel is important in the source selection. The offeror should determine whom they consider key personnel in the performance of this contract. The Government does not intend to designate key personnel. The Government does not intend to designate key facilities. If the offeror proposes to use additional facilities that are not defined in the RFP, the proposal should designate them as key to their operations as appropriate.

Question #3

(Draft)RFP, Page H-8, Paragraph H.9, (b) Dart Definition. Contained within this paragraph is a listing of the DART team composition and the ten functional groups that make up the DART umbrella organization.

Question: 1) To what functional group are Facility Maintenance personnel normally assigned; or, are they allocated/assigned to a number of functional groups? If allocated, who is responsible for the allocation/assignment?

Question: 2) Can the Facility Maintenance contractor determine (assign) its personnel to various functional groups?

Answer #3:

The Facility Maintenance Services contractor is required to staff the Damage and Utility Control Team (DUCT) in accordance with Section C20.5.Q that falls under the Damage and Utility Control functional group of the DART organization. The contractor will assign personnel as appropriate to satisfy the DUCT requirement. The contractor may choose to allow their personnel to participate in other functional areas of the DART organization.

Question #4:

(Draft)RFP, Page I-7, Paragraph I.2, Step 1: This paragraph states, "The Contractor's Corporate Security Officer (CSO), Program Manager (PM), or Facility Security Officer (FSO) submits a formal letter that provides a list of contract employees (applicant) names requesting access to the NASA Contracting Officer's Technical Representative (COTR)."

Question: Please clarify when this list is to be submitted and to whom?

Answer #4:

The formal letter providing a list of contract employees is submitted during phase-in to the COTR.

Question #5:

(Draft)RFP, Page L-8, Section L.7, Proposal Page Limitations, Paragraph (a), Subparagraph 5 states, "Text in diagrams, tables, charts, and photographs shall contain Arial font text with a size not smaller than 10 point even after any reduction." Later in the same subparagraph it states "The Government will not evaluate text size smaller than 9 point on diagrams, tables, charts, and photographs."

Question: Please clarify, what is the minimum font size for diagrams, tables, charts and photographs, 9 point or 10 point?

Answer #5:

The minimum font size for diagrams, tables, charts and photographs is 9 point. The text will be corrected.

Question #6:

(Draft)RFP, Page L-9, Section L.8, Proposal Preparation - General Instructions, Paragraph (b) – Format: The table provided under Subparagraph (1) lists the requirement to include Section B (Supplies/Services and Price/Costs) within the cover letter.

Question: Please clarify, should this be amended to exclude Section B since Volume I has the restriction to exclude all cost/price data? Please see Page L-11, Paragraph (c) where it states, "No cost/price data should be included except for a schedule of wages, salaries, and benefits for the prime and subcontractors."

Answer #6:

The CLINs identified in sections B.1, B.2, B.3, and B.5 should be included in the cover letter.

Question #7:

(Draft)RFP, Page L-10, Section L.8, PROPOSAL PREPARATION--GENERAL INSTRUCTIONS, Paragraph (b), Subparagraph (3) states, "The electronic data shall be provided on quality, virus-free USB 2.0 flash memory device or compact disk (CD) with an external label or tag indicating the following: The name of the Offeror, the RFP number, the format and software versions used, and a list of the files contained on the disk (cost data shall be provided in Excel format)."

Question: In lieu of providing a list of all the files contained on the disk, would listing the Volume number and title be sufficient? Note that there is not much space available on the label of a CD to list all the files contained with it and the font size would inevitably be very small.

Answer #7:

The offeror shall provide a list of all files contained on the electronic media. The Government will amend the instructions to include an option to provide a document either hardcopy or a clearly designated separate file on the media itself with the list of files.

Question #8:

(Draft)RFP, Page L-11, Section L.8, PROPOSAL PREPARATION--GENERAL INSTRUCTIONS, Paragraph L.8, (b), (4), (vi) requests a completed Standard Form (SF) 3881, ACH Vendor/Miscellaneous Payment Enrollment Form (See attachment J.1 (b) 2) be contained within the cover letter or attached to the cover letter. Form SF 3881 does not seem to be included with the (Draft)RFP.

Question: Should Offeror's locate the form on the GSA website or will one be provided with the Final RFP?

Answer #8:

A copy of the SF3881 form will be included in the Final RFP.

Question #9:

(Draft)RFP, Page L-8, Section L.7, PROPOSAL PAGE LIMITATIONS states, "Commitment letters shall be limited to no more than one page per individual." However, there does not seem to be a request for commitment letters within the Section L Requirements or Section M Evaluation Approach. There is no other reference to, or requirement for, commitment letters in the (Draft)RFP.

Question: Please clarify, since commitment letters cannot be upheld in a court of law, are commitment letters really required? If so, for which key personnel are they required?

Answer #9:

Commitment letters are not required; however, the offeror will be evaluated on their demonstrated ability to retain key personnel.

Question #10:

(Draft)RFP, Page M-9, Section M.2, EVALUATION APPROACH, Paragraph (b), Subparagraph (3), Subfactor 2 – Management Approach, Professional Compensation Plan states, "The Offeror's compensation plan shall also address the information required by FAR 52.222-46 contained at L.6 of this RFP." This statement references L.6 of the RFP, but Section L.6 is the PREPROPOSAL/PRE-BID CONFERENCE information.

Question: Please clarify, does the Government intend to paraphrase FAR 52.222-46 within the Final RFP to the correct Section L paragraph, and provide what we are required to address in the Professional Compensation Plan?

Answer #10:

The Government does not intend to further paraphrase FAR 52.222-46 within the Final RFP. The Government will correct the references to Section L in Section M.2. Section L in the RFP will describe any requirements for the Professional Compensation Plan.

Question #11:

(Draft)RFP, Page H-4, Clause H.5, Small Disadvantaged Business (SDB) Participation – Contract Targets. This clause is required to be completed and provided in two places in Volume I, within the Cover Letter as an attachment and within Subfactor 3: Small Business and Small Disadvantaged Business Participation.

Question: Small Disadvantaged Business Participation – Contract Targets is referenced as H.7 instead of H.5 on Page L-21. Will the Government correct this?

Question 1): Please clarify, in which section of our proposal response should this clause be located?

Question 2): Please clarify, would it be sufficient to include the completed clause in Subfactor 3 and reference it in the cover letter?

Answer #11:

The Government will correct the reference to Small Disadvantaged Business Participation – Contract Targets on Page L-21.

The contractor may provide the H.5 clause information in their proposal section related to Subfactor 3 and reference in the cover letter.

Question #12:

(Draft)RFP, Page L-26, Section L.9, PROPOSAL PREPARATION--SPECIFIC INSTRUCTIONS, Past Performance Proposal (Volume II), Last Paragraph requests offeror's provide one copy of each Collective Bargaining Agreement (CBA) that Offeror's have with Labor Unions within our Past Performance submittal.

Question: CBAs typically consists of a high number of pages. For example, the CBA provided with this RFP is 21 pages. If an Offeror has four existing CBAs with Labor Unions, the page count for just these would be 84, which exceeds the 70 page limit. Request the Government declare that copies of CBAs be outside (not page counted) the 70 page limitation for Past Performance?

Answer #12:

The Government will exclude CBAs from the page limitations.

Question #13:

(Draft)RFP, Page L-26, Section L.9, PROPOSAL PREPARATION--SPECIFIC INSTRUCTIONS, Cost/Price Proposal (Volume III), First Paragraph requests offeror's complete and include a separate Sample Proposal Cover Sheet JA038 for each portion of the proposal (FFP, IDIQ, CPFF).

Question 1): The sample Proposal Cover Sheet JA038 does not appear to be included in the (Draft)RFP package. Will the Government provide it with the Final RFP package?

Answer # 13:

A copy of the JA038 form will be included in the Final RFP.

Question #14:

(Draft)RFP, Page L-8, Section L-7, Proposal Page Limitations, Paragraph (a), Fourth Paragraph states, "Only diagrams, tables, and sheets shall be on pages greater than 8 ½" X 11". These oversized pages shall be folded, with each fold being counted as an additional page."

Question: Please clarify, if an offeror were to use a page that is 11" X 17" and folded it three times (tri-fold), would that particular page count as three 8 ½" X 11" pages?

Answer #14:

Correct, as written in the DRFP, if an offeror were to use a page that is 11" X 17" and folded it three times (tri-fold), that particular page would count as three pages. The Government will consider alternatives to this language.

Question #15:

SOW, Section C1, General Information and Requirements, Page C1-17, Paragraph C1.4.G.3, Violations. The first line refers to Paragraph C1.2.G.

Question: Should this refer to paragraph C1.4.G?

Answer #15

Correct, C1.2.G should be C1.4.G.

Question #16:

SOW, Section C5, FFP Work, Page C5-9, Paragraph C5.4, Adverse Weather Condition Response Support. The sub-paragraph numbering within this paragraph are designated C5.5A through C5.5D. These sub-paragraphs appear to be numbered wrong in relation to the primary paragraph.

Question: Shouldn't these sub-paragraphs be number C5.4.a through C5.4D respectively?

Answer # 16:

Paragraph C5.4 Adverse Weather Condition Response Support should be Paragraph C5.5. Subparagraphs will be corrected appropriately.

Question #17:

SOW, Section C8, Energy and Water Management, Pages C8-1 and C8-2, Paragraphs C8.5.A and C8.4.B and Paragraphs C8.6.A and C8.6.B. These paragraphs generally read the same, or discuss the same requirement, but have different Contract Requirement Numbers.

Question: Are the Contract Requirement numbers supposed to be the same, or are they indeed different requirements? Please clarify.

Answer #17:

There is no C8.4B. The other three contract requirement numbers are not the same and they specify different requirements.

Question #18

PWS, Section L – Cost/Price Proposal (Volume III), Page L-26: The first sentence states that a Separate JA038 is required for each portion of the proposal (FFP, IDIQ, CPFF). Price information is required for each JA038.

Question: We cannot find the JA038 in the Draft RFP. Request that NASA please provide the form?

Answer #18:

A copy of the JA038 form will be included in the Final RFP.

Question #19:

Attachment J-B1 Pricing Schedule Summary, CLIN 1D, Phase in Period (PIP).

Question: Please clarify. Does NASA require a detailed pricing schedule or pricing model for this CLIN, similar to those provided for CLINs 1A through 1C?

Answer #19

The DRFP Pricing Schedule Summary, CLIN 1D, Phase in Period (PIP) defines a fixed price lump sum requirement. This is different than the pricing schedules defined for CLINs 1A through 1C. The DRFP Section L.9 Subfactor 2 Phase-In Plan defines the requirements for the Phase-In Plan.

Question #20:

File 133680-Draft-001-001, Highlights of the NASA Ames Research Center, Item 9, Section J – List of Attachments, Paragraph J.1(a), Attachment 4 – Pricing Schedules and Summary.

Question: Request NASA provide a complete listing of all pricing schedules required to be submitted with the contractor's proposal, and a brief description of how each schedule interfaces with the total contract price?

Answer # 20:

The Pricing Schedule and Summary shown in the referenced Highlights document, Item 9, Section J – List of Attachments, Paragraph J.1(a), Attachment 4 – Pricing Schedules and Summary refers to the three files, Pricing Schedule Summary, Fixed Pricing Schedule (FPPS) and IDIQ Pricing Sheet (IDIQS), that were posted with the DRFP. The RFP will match the names of the attachments to the attachment identification numbers.

Question #21:

File 133680-Draft-001-001, Highlights of the NASA Ames Research Center, Item 9, Section J – List of Attachments, Paragraph J.1(b), Attachment 2 – ACH, Vendor/Miscellaneous Payment Enrollment Form (SF3881); Attachment 3 – Contract Facilities Capital Cost of Money Computation (Form CASB-CMF); Attachment 4 – Contract Facilities Capital Cost of Money (DD Form 1861 and Instructions).

Question: We cannot find the above attachments in the Draft RFP. Request NASA provide copies of each form?

Answer # 21:

The forms listed in the Highlights document, Item 9, Section J – List of Attachments, Paragraph J.1(b), Attachment 2 – ACH, Vendor/Miscellaneous Payment Enrollment Form (SF3881); Attachment 3 – Contract Facilities Capital Cost of Money Computation (Form CASB-CMF); Attachment 4 – Contract Facilities Capital Cost of Money (DD Form 1861 and Instructions) will be provided in the RFP.

Question #22:

CPFF Exhibits 3 and 4.

Question: Please clarify. Must the Total Labor Hours and Costs shown at the bottom of Exhibit 4 be the same as the totals shown in the Total Labor Hours and Total Direct Labor lines of Exhibit 3?

Answer #22:

Yes, the Total Labor Hours and Costs shown at the bottom of Exhibit 4 should match the totals shown in the Total Labor Hours and Total Direct Labor lines of Exhibit 3.

Question #23:

Section L – Cost/Price Proposal (Volume III), Exhibit 4 – Direct Labor Cost Summaries, Page L-28, the second paragraph states “Identify the number of non-productive hours per person per year. A non-productive hour is an hour expended for non-work time such as vacation, holidays, sick leave, and other personal leave. State the number of hours for each of these elements. Explain how the non-productive hours will be accumulated and charged. State policies for treating accumulated vacation and unused sick leave hours, as well as for their treatment at contract completion.

Explain policies for overtime eligibility, the amount of overtime premium, and charging of premium. Also, explain, if applicable, treatment, rates, and cost for shift differential.”

Question: The spreadsheet provided for Exhibit 4 has no provisions to accommodate the breakdown of non-productive time or shift differential. Request that NASA provide another spreadsheet; or, allow the contractor to add columns and lines into the existing spreadsheet to accommodate this requirement?

Answer #23:

If the offeror accumulates non-productive time, along with other labor related costs (i.e., payroll taxes, insurance, retirements benefits, etc.), into a labor overhead or fringe benefits indirect cost rate pool, then there is no need to show the non-productive hours in Exhibit 4. If, rather, these costs are computed as a direct charge, then offerors can modify the spreadsheet as necessary. This also applies to shift differential.

Question #24:

CPFF Exhibit 5.

Question: Please clarify. Should the labor rates provided be the Base Wage rate without fringe, the Base Wage rate with fringe, or should it be the Totally Built up rate including fringes, overhead, G&A and fee?

Answer #24:

It should be the base wage rate without fringe. This also applies to Exhibits 4 and 6. Indirect costs, such as fringe, overhead and G&A should be shown in Exhibit 3. Fee should be shown in Exhibits 1 and 2.

Question #25:

CPFF Exhibit 6.

Question: Please clarify. Should the labor rates provided be the Base Wage rate without fringe, the Base Wage rate with fringe, or should it be the Totally Built up rate including fringes, overhead, G&A and fee?

Answer #25:

See answer to Question #24.

Question #26:

CPFF Exhibits 4 and 6. Exhibit 6 develops both a Current Rate and a Weighted Average Rate.

Question: Please clarify. Does NASA wish the contractor to transfer the Current Rate or the Weighted Average Rate to the Labor Rate column in Exhibit 4?

Answer #26:

The Current Rate column applies only to staff to be supplied from within the offeror's company. The proposed rates for these personnel could be different from what they are currently being paid. For example, if they are taking on a new position or to show escalation to the period of performance. The "Weighted Avg Rate" column is the weighted average of the "Proposed Rate@" columns for the three source categories for personnel: within company, incumbents and new hires. Hence, the "Weighted Avg Rate" is the rate for each labor category that should be used in Exhibit 4.

Question #27:

SECTION C7, Reference Section C7, Paragraph C7.1.A: (Draft)RFP Paragraph states in part: ". . . The CTO package, which may include attached sketches and additional specification sheets, will clearly identify the scope and location of desired work. The Contractor shall include as part of the firm fixed price work the preliminary scoping activities, planning sequences, estimating time, and scheduling efforts of IDIQ work as part of all the CHUP rates for IDIQ work in Section J-B."

The (Draft)RFP language above suggests that the Government will provide a clearly identified scope with sketches and specification sheets, yet the contractor is expected to provide preliminary scoping activities as part of its CHUP rates. Request the Government explain what specific preliminary scoping efforts are needed and how these efforts relate to the clearly defined scope that the Government will provide with each CTO package.

Please confirm that the intent of the Government is for all offerors to include the cost of "the preliminary scoping activities, planning sequences, estimating time" in the Firm-Fixed Price, and the cost of the "scheduling efforts of IDIQ work" in the CHUP rates for IDIQ work in Section J-B?

Answer #27:

Yes, it was the intent of Government that all offerors factor the cost of the preliminary scoping activities, planning sequences, estimating time and scheduling efforts of IDIQ work as part of the CHUP rates for IDIQ work in Section J-B. The Government will likely revise this intent and will clarify and include in the RFP.

Question #28:

Section C10, Reference Section C10, paragraph C10.5.H.1. Please define "Class II pruning or better." What standard is used here?

Answer #28

Refer to the National Arborist Association Pruning Standards for Shade Trees (revised 1988) for the definition of Class II pruning. This reference standard will be included in the list of standards for Section C10.5.H.

Question #29:

Reference Section C10, paragraph C10.5.F.1. Will the government support increased maintenance costs associated with use of more corrosive reclaimed water?

Answer #29:

Paragraph C10.5.F.1 will be revised to delete "or required if mandated by the Government." If offeror elects to use reclaimed water, the maintenance cost should be considered in the offeror's proposal.

Question #30:

Reference Section C10, paragraph C10.7.F. Referring to the rate of 25 pounds of fertilizer per 1,000 square feet, this application rate seems excessive.

Answer #30:

The fertilizer rate defined in paragraph C10.7.F is incorrect. The fertilizer rate will be updated in the RFP.

Question #31:

Section C19, Paragraph C19.5.B. (Draft)RFP Paragraph states in part:

" . . . The Contractor shall provide engineering design services to support facility projects, infrastructure improvements (all utilities including FMCS and alarm systems), and related engineering studies and investigations required for the replacement of obsolete or failing equipment and systems found at locations listed in Attachment J-C19.2, Section J."

The only detailed information provided for this requirement is Attachment J-C19.2, in Section J. However, J-C19.2 is merely a list of the buildings we are to support on the contract. The (Draft)RFP language above places a work requirement on the bidder without providing any workload data from which to base a cost estimate.

In comparison, Section C19, paragraph C19.5.A identifies project history in Attachment J-C19.1, Section J, as a reasonable basis from which to create a cost to perform paragraph C.19.5.A requirements.

Request the Government provide at paragraph C19.5.B a reasonable basis from which to build estimates that account for workload densities so there is a basis to bid the work called for in this paragraph.

Answer #31:

The Government will reference Attachment J-C19.1 and provide clarify the requirement in the RFP.

Question #32:

Reference Section J, Attachment J-B1, IDIQ Pricing Sheet (IDIQPS):

The IDIQ pricing schedules for subcontracted work do not make a distinction between work that is covered by SCA wage determinations and that covered by Davis Bacon (DB) Wage Determination. Since most of the work that would be done by a subcontractor would be covered by the DB wage determinations, are subcontractor CHUP rates to be at Davis Bacon wages only? If not, the government may want to modify the pricing schedule to have subcontractor rates for both Service Contract Act (SCA) and DB work, similar to those provided for the craft specialties.

Answer #32:

Subcontractor CHUP rates are to be based on Davis Bacon wage determinations.

Question #33:

Reference Section J, Attachment J-B1, IDIQ Pricing Sheet (IDIQPS)

The IDIQ pricing schedules for subcontracted craft work is arranged so that only the baseline rate is multiplied by the annual quantity to arrive at the extended price for that CLIN series. Is the baseline hourly price to be the average of the three(or more) subcontractors' prices or some other method?

Answer #33:

The Subcontractor baseline rate will be used if no subcontractor listed is available to perform the IDIQ task when exercised. The baseline rate pricing methodology is at the discretion of the offeror. The baseline total price is used only for the pricing model for Government evaluation purposes only.

Question #34:

The Government has included the Professional Compensation Plan and the Organizational Conflict of Interest Avoidance Plan as part of Subfactor 2, Management Approach. As these two plans could require substantive pages, would the Government consider removing them from page count similar to the Small Business and Safety and Health Plans?

Answer #34:

The Government will consider removing the Professional Compensation Plan and the Organizational Conflicts of Interest Avoidance Plan from the page counts.

Question #35:

In the "Highlights" portion of the draft RFP, the Government invited comment on the contractor performance evaluation process described in section E.9. Our comment is as follows:

The process described in E.9 is adequate when used in conjunction with the Performance Requirements Summary (PRS) schedule providing that deductions are identified against specific CLINs so that the contractor has knowledge of exactly where performance improvements are needed. However, the contractor should be given a chance to comment on the assessment and understand the government's evaluation prior to finalization of the deduction. It is not clear whether paragraph E.8 intends this process to be monthly, annually, or with the completion of each option period. We would suggest monthly meetings with the CO and COTR in which the proposed deductions are discussed and the contractor is allowed to comment or provide evidence before the final deduction is levied.

Answer #35:

Comment will be considered in the development of the RFP.

Question #36:

Section E.5, Page E-2, Contract Price Reductions. Without seeing the specific text of the proposed clause or having more information as to how the Government would intend to manage this aspect of the contract, it is somewhat difficult to provide specific feedback. However, that being said, we will provide some general inputs to the concepts that the title of this clause would imply. First of all, a fixed price contract should be that, fixed price. Every vendor bidding on this contract has to weigh out the risks associated with meeting the performance requirements that you will hold us to. There are a lot of unknowns for every non-incumbent, and each of these unknowns translates to risk. To introduce a clause that explicitly outlines a plan to reduce the price the Offeror has proposed to provide the required services adds a significant downside to potential earnings on this contract while not offering a counter-balancing upside. All vendors are willing to subject themselves to meeting expected performance requirements; however, when there is only risk for failing to meet them and no reward for exceeding requirements, then this seems like a one-sided, nonteaming relationship between the Government and the Offeror. This type of contractual arrangement could in fact drive the wrong behavior of your service provider. Instead of making investments of their time and money into innovative approaches that will ultimately save money for the Government, the service provider seeks to minimize their exposure to potential deducts and is set-up in an opposing relationship with the client to debate and argue every potential deduct to protect their potential profit. If the client wants to have a tool to drive performance, then the appropriate contract vehicle would be a cost plus award fee type contract where most, if not all, of a contractor's fee could be put at risk for not meeting performance requirements. In summary, we feel the idea of having a fixed price contract with additional deducts sets up an adversarial relationship rather than a partnering relationship. We strongly believe that all service providers should be held accountable for their performance on contracts, but we would like to see this balanced with some potential upside for innovations and efficiencies that can save the Government money over the long term.

Answer #36:

Comments will be considered in the RFP development. Section E.5, Contract Price Reductions will be specifically addressed in the text of the RFP.

Question #37:

Section E.8, Page E-3. This section states that the contractor shall submit a self-evaluation ...as prescribed in the Performance Plan. Is the Performance Plan referenced here in another location in the (Draft)RFP, or is it a document developed after contract award? A self evaluation performed by the contractor is generally associated with Award Fee type contracts. Can you describe how this assessment will be used in the management of this contract?

Answer #37:

The "Performance Plan" is not referenced in the Draft RFP. The intent was to reference the Statement of Work.

The contractor's self evaluation of performance is taken into consideration when the Government performs the annual Evaluation of Performance.

Question #38:

Section E.9, Page E-3, Performance Requirements Summary. This section is very vague and does not provide specific details on how the PRS will be used. It does state that "The weight applied to the total prices for each section of Section C shown in Attachments J-B will be the primary basis for deductions." Is performance reviewed daily, weekly, monthly, semi-annually, annually, etc., and how does a standard of performance that only references a SOW section really quantify expectations that could have significant financial risks associated with them? This area, along with the concerns noted in Comment 1 above, should be thought through and better expressed to all bidders, so potential vendors can better understand the risks associated with performance on this contract.

Answer #38:

The Performance Requirements will be addressed in the RFP.

Question #39:

Section F.2, Page F-1 and F-2, Paragraphs A and B. It appears that there has been a significant change from information provided at industry day in December. It now appears that Phase-In will occur over a 60 day period that would have been included in the originally proposed three-year Base Period of performance; now the Base Period of performance has been reduced by the 60 days that will be used for Phase-In. Can the Government please provide some clarification on this issue? Why isn't the Base Period still three years long?

Answer #39:

The information has changed since Industry Day. The length of the Base Period is three years. The two-month phase-in is part of the Base Period.

Question #40:

Section G.15, Page G-12. What systems and/or processes are currently in place to track the inventory as required in this clause?

Answer #40:

The Contractor shall use any system they choose to meet the processes as described in Section G.15, Physical Inventory of Capital Personal Property.

Question #41:

Section H.5, Page H-4 Small Business Subcontracting Goals. Has the Government made a final determination as to the set-aside percentages for the various socio-economic groups?

Answer #41:

Yes. The final Small Business Subcontracting Goals are the same as presented on Industry Day.

Question #42:

Section L.7, Page L-8, next to last paragraph on the page. This paragraph the use of pages larger than 8 1/2" x 11" and states "These oversized pages shall be folded, with each fold being counted as an additional page." Are we to understand that if we use an 11" x 17" page for a graphic and use an accordion type fold (which is two fold lines) that this one sheet would count as three pages per your page count instructions? Most other solicitations use page size standard as basis for page count and not number of folds; thus, an 11x17 page would normally count as two pages.

Answer #42:

Correct, as written in the DRFP, if an offeror were to use a page that is 11" X 17" and folded it three times (tri-fold), that particular page would count as three pages. The Government will consider alternatives to this language.

Question #43:

Section L.8, Paragraph b), Sub-paragraph 4), Page L-10. All of the items described in this sub-paragraph are to be included in Vol. 1, Mission Suitability per your instructions. We have seen other solicitations that include these administrative items in a separate volume, generally call the Administrative Volume. This cleans up the amount of information included in the Mission Suitability Volume to only include technical information and approaches. If you consider this approach, you might consider also including an Executive Summary (limited to three to five pages) as part of this administrative volume.

Answer #43:

The Government will consider this approach.

Question #44:

Section L.9, Page L-15, FMCS. Confirm that the last sentence should read "The Offeror shall exercise change control management of the FMCS" or similar.

Answer #44:

The Government will correct the last sentence to "The Offeror shall describe change control management processes of the FMCS."

Question #45:

Section L.9, Past Performance Proposal, Page L-25. This section states that an Offeror shall submit "A list of all contract and subcontracts completed during the past three years and all contracts and subcontracts currently in process, similar in size, content, and complexity to this requirement." Having language that requires an Offeror to list all contracts completed or in progress could include a fairly extensive list of contracts. Rather than have the requirement to list all contracts, we suggest that this be modified to require past performance information on the five most relevant contracts for the prime contractor and two or three relevant example contracts for major subcontractors.

Answer #45:

The Government's intent is that only contracts similar in size, content, and complexity to this requirement need to be submitted. The wording will be clarified in the RFP.

Question #46:

Section L-9, Cost/Price Proposal, Page L-28, Exhibits 1 and 2: Summaries of Cost and Fee. In Exhibits 1 and 2, both costs and fixed fee are shown. Is the fixed fee to be shown in these two exhibits the fixed fee portion of the CPFF for the work that will be done in support of C.20?

Answer #46:

Yes, the fixed fee is in support of Section C20.

Question #47:

Section L-9, Cost/Price Proposal, Page L-28, Exhibit 3: Summary of Elements of Cost. In Exhibit 3, there is a line item for Other Direct Costs**, with a footnote stating, "*** Other Direct Costs are costs incurred solely for the benefit of this contract, excluding those specified by the RFP, such as material, travel, etc." Can the Government provide any further information or examples of what information they are looking to capture in this line item on Exhibit 3?

Answer #47:

See Section L.9, Exhibit 3: Summary of Elements of Cost table.

Question #48:

Section M.2, Page M-6, Reliability Centered Maintenance (RCM), second paragraph, last sentence. A reference that states examples are listed in L.12(c)(1)(i)(A) is provided. There is no Section L.12 in the DRFP. Please clarify intent of reference.

Answer #48:

The reference will be corrected in the RFP. The examples are provided in L.9.

Question #49:

Draft SOW, Section C5.3.B.1, Page C5-7, Predictive Testing and Inspection (PT&I). Will the Government be providing RCM / PT&I software, licensing, i.e., RBMware, as GFE? We assume that all existing PT&I data from the current contract will be preserved and transitioned to the new contract? Is this a valid assumption?

Answer #49:

The Government will provide the existing RCM/PT&I software and licensing as GFE. All existing PT&I data will be preserved and transitioned to the new contract.

Question #50:

Draft SOW, Section C13.5.B, Page C13-2, MicroROOFER. What are the computing system requirements for this software?

Answer #50:

The Government will provide the existing Micro ROOFER software, data as GFE. Currently, the software is running on a 2 Ghz Windows XP system with a 250 GB hard drive, 2GB RAM, 4 MB Cache and 256 MB video RAM.

Question #51:

Draft SOW, Section C15.5.A.4, Page C15-3. Regarding the water analysis to be done onsite, does the Government intend for the contractor to do the on-site testing, or does the Government have its own on-site lab to do this testing?

Answer #51:

The government will consider revising the requirement to remove the "on-site" portion of the requirement, but daily testing and analysis is required. The Government does not have an on-site lab to perform the analysis for the requirement and is not specifying the method to perform the measurement.

Question #52:

Draft SOW, Section C10.5.C and C10.5.D, Pages C10-9 and C10-10, Landscaping. Most of the lawns are mixtures of fescue, rye, and kikuyu types, not cleanly separated Level I and Level II. How will the contractor be graded on his ability to maintain distinct Level I and Level II areas?

Answer #52:

The Government will perform random checks looking at grass height, presence of weeds and general condition of turf to ensure that the contractor is adhering to the requirements defined in the SOW.

Question #53:

Attachment J-C8.1_Meters_Inv, Cooling Water. Is the contractor responsible for any cooling water system maintenance other than meter reading?

Answer #53:

The cooling water systems maintenance requirements are addressed in Section C16.

Question #54:

Attachment J-C5.3, Maximum Expenditures for Trouble Calls. Most sections of the SOW specify that Trouble Calls not exceed \$2500 in total labor plus materials cost. For Grounds Maintenance, this value is 12 hours of labor or \$750 combined labor plus materials cost. However, the Notes at the bottom of the Trouble Call history sheets (Attachment JC5.3) specify the TC limit simply as 25 hours labor. Please clarify the TC labor and materials cost limits.

Answer #54:

The Note 1 at the bottom of Attachment JC5.3 is incorrect and will be revised in the RFP. Trouble Calls limit is not to exceed \$2500 in total labor plus materials cost, except for Grounds Maintenance the value is 12 hours of labor or \$750 combined labor plus materials cost.